**Regulation 18 Local Plan**

**Call for Sites Consultation Form (February 2021)**

The Local Plan will make site specific allocations for housing, employment and green spaces, similar to those in the Revised Trafford UDP. As part of the draft Local Plan consultation we welcome the submission of any sites you wish to be considered for development, protection or for some other purpose within Trafford. Each submission will be assessed in terms of its ‘fit’ with the Local Plan and against sustainability criteria, which may ultimately lead to the site being allocated.

Sites submitted for development will be assessed to establish their capacity, suitability, availability and achievability, taking into account planning policy, the environment and local constraints and the extent to which they can be mitigated or addressed. Sites submitted to be considered for protection or another purpose will be assessed on their suitability for the proposed use.

The Call for Sites will **not** determine whether a site should be allocated for a particular use, it is a technical exercise aimed at identifying the potential of sites for different allocations.

**Guidelines**

* Use a separate Call for Sites form for each site
* Submit an Ordnance Survey map clearly showing the boundaries of the site.
* If there is more than one landowner, please ensure the land ownership boundaries are clearly defined on the map, and please provide confirmation that each landowner is in agreement of the consideration of the land for possible development.
* If the site is to be considered in conjunction with other sites, to form a larger development area, please ensure details are clearly provided within the form.

This form and accompanying information should be submitted by email to localplan.consultation@trafford.gov.uk. Due to the ongoing restrictions as a result of the response to Covid-19 this consultation is being held virtually. Wherever possible, consultation responses should be made using the email address.

If you have any enquiries regarding the Call for Sites, please email localplan.consultation@trafford.gov.uk or call 0161 912 3149, and a member of the Strategic Plan will be able to assist.

Site submissions are invited on the Call for Sites from 4 February 2021 until 18 March 2021 when the consultation will close.

**Data protection**

Please note all comments will be held by the Council and will be available to view publicly. Comments cannot be treated as confidential. Your personal information such as your postal and e-mail address will not be published, but your name and organisation (if relevant) will.

Trafford Council maintains a database of consultees who wish to be kept informed about planning policy matters such as the Local Plan. In responding to this consultation your contact details will automatically be added to the consultation database (if not already held). However, the Council will not automatically notify you of future consultations unless you ‘opt in’. Please respond in your email if you wish to ‘opt in.’ If you do not reply, it will be assumed that you do not wish to be notified of future consultations.

**Personal details**

|  |  |
| --- | --- |
| Title |  |
| Forename |  |
| Surname |  |
| Organisation (if applicable) |  |
| Position/title (if applicable)  |  |
| Address |  |
| Postcode |  |
| Email address |  |
| Landline phone no |  | Mobile phone no |  |
| Your interest in the site (please tick or highlight all that apply to you) |  | Owner of (all or part of) the site |
|  | Agent acting on behalf of landowner or developer |
|  | A planning consultant |
|  | A developer |
|  | Resident |
|  | Community group |
|  | Other (please specify) |

**If you are representing another person, please provide their details as follows:**

|  |  |
| --- | --- |
| Title |  |
| Forename |  |
| Surname |  |
| Organisation (if applicable) |  |
| Position/title (if applicable)  |  |
| Address |  |
| Postcode |  |
| Email address |  |
| Landline phone no |  | Mobile phone no |  |

**If you are not the landowner or the site is in multiple ownership, please submit the details of all land owner/s. Please attach an additional sheet giving multiple ownership details if necessary.**

|  |  |
| --- | --- |
| Title |  |
| Forename |  |
| Surname |  |
| Organisation (if applicable) |  |
| Position/title (if applicable)  |  |
| Address |  |
| Postcode |  |
| Email address |  |
| Landline phone no |  | Mobile phone no |  |
| Does the owner of the site know you are proposing the site for consideration?  |  |
| Do you have a legal option to purchase the land in question? |  |
| Do all landowners consent to their land being considered? |  |
| Are there any leaseholders on the site? (If yes, please provide details)  |  |

**Site information**

|  |  |
| --- | --- |
| Site address (if no formal address, please describe as best able to) |  |
| Site postcode (if known) |  |
| Grid reference (if known) | Eastings | : |
| Northings |  |
| Site size (if known) please specify unit of measurement |  |
| Has the land been previously developed? |  |
| Existing use of site | *e.g. housing, offices, industry and warehousing, community use, retailing, open/vacant land. If currently vacant, please provide details on previous use.* |
| Description of surrounding land uses | *e.g. housing, offices, industry and warehousing, community use, retailing, open/vacant land. Include details of building heights, topography etc.*  |
| Does the site have any relevant previous or existing planning history? | *If known, please include application reference number(s), any local plan allocation, if the site has been suggested through other call for sites exercises etc.* |
| Any other details on the site relating to current or previous use |  |

**Sites proposed for development**

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| --- | --- |
| Developable area, stating unit of measurement |  |

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| --- | --- |
| **Development type** | **Details** |
| Residential | *e.g. capacity; possible tenure (e.g. open market, private rent, affordable); type (houses/apartments); homes for first time buyers, self-build, older people etc.* |
| Gypsy and traveller sites | *e.g. number of plots/pitches; permanent site; transit provision etc.* |
| Offices | *e.g. amount of floorspace; number of units; target market etc* |
| Industry / warehousing | *e.g. amount of floorspace; number of units; target market etc* |
| Retail | *e.g. amount of floorspace; number of units; target market etc.* |

**Other sites for consideration**

|  |  |
| --- | --- |
| Other proposal(e.g. for protection, designation as open space, conservation area etc.) | *e.g. type of use to be considered; level of protection if relevant; background information* |

**Suitability**

|  |  |
| --- | --- |
| Physical and infrastructure features | *e.g. highways/access, topography, trees, utilities, pylons, overhead lines, pipelines* |
| Environmental features  | *e.g. flood risk, drainage, trees, hedgerows, contamination, drainage, hazardous waste* |
| Ecology features | *e.g. Site of Biological Importance (SBI), Site of Special Scientific Interest (SSSI), etc.* |
| Heritage features  | *e.g. listed building, conservation areas, scheduled monuments* |
| Protected recreation/open space | *e.g. is this how the site is currently designated* |
| Could interventions be made to overcome any constraints to development? | *If yes, please give details.* |
| What road would provide access to the site if required? This includes where a new road would be required to link an existing road. |  |
| Do you own, or have unrestricted rights over the existing or proposed access to the site?  | *If no, provide further details.* |
| Would the occupiers of any new development have full access rights to the site? |  |
| When would you anticipate the site being available for development to start? |  | Immediately |
|  | 0 – 5 years |
|  | 5 – 10 years  |
|  | 10 – 15 years |
|  | Beyond 15 years |
| Has the site received any interest from developers?  | *If yes, provide detail.* |
| Are there any legal constraints on the site that may impede development?  | *e.g. restrictive covenants, ransom strips.* |
| Are there any current uses that would need to be relocated?  |  |

**Other considerations**

|  |  |
| --- | --- |
| Is there any potential to provide infrastructure as part of the site? | *e.g. transport, green infrastructure.* |
| What effect would site preparation/remediation costs have on the site’s deliverability? |  |
| Are there any other feasibility/viability issues? |  |

**Please include any further or supporting information for your submission, continuing on to additional sheets if necessary**

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